
Section 4

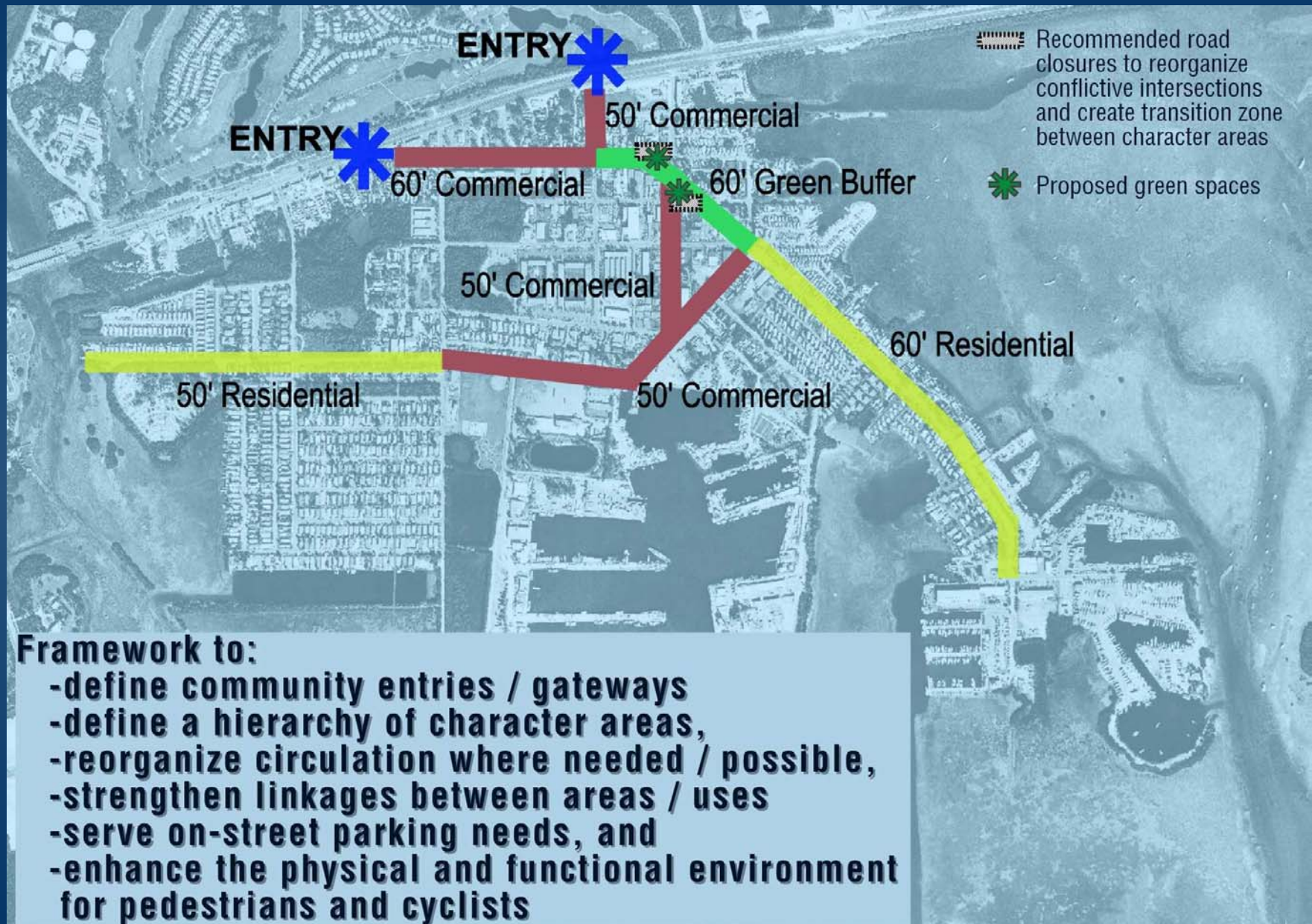
Corridor Enhancement Framework and Concepts

Corridor Enhancement Framework

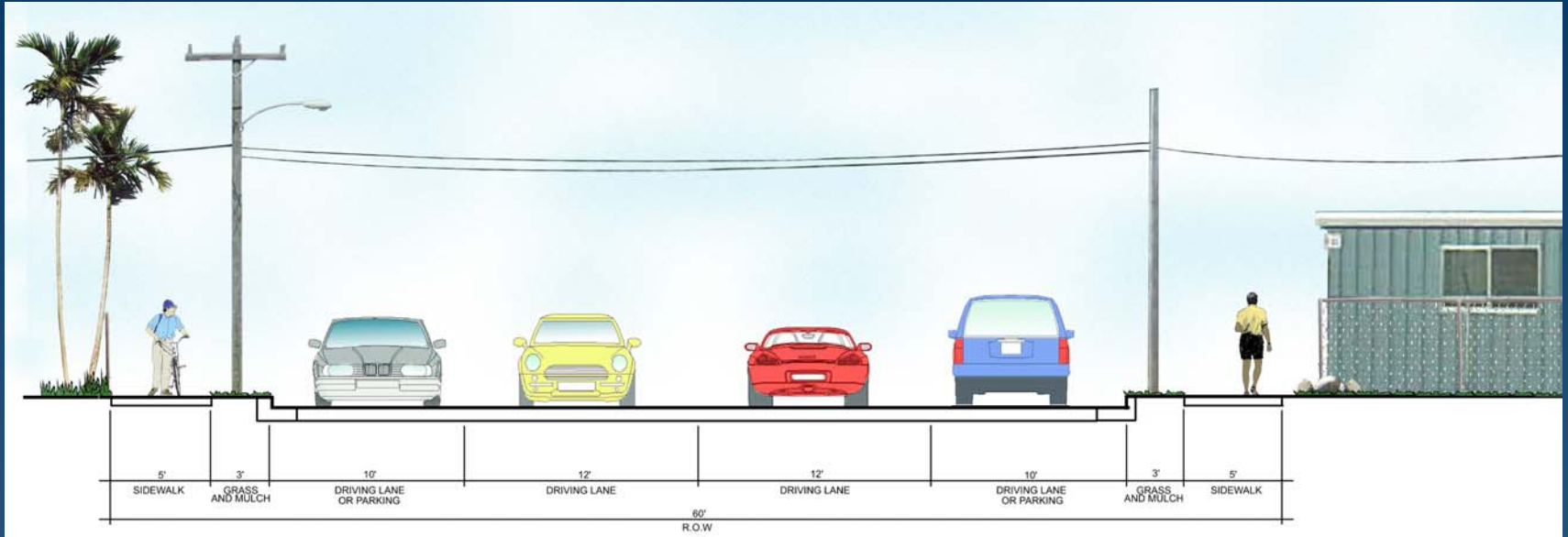
Primary Goals

- **Define community entrances / gateways**
- **Define a hierarchy to reflect predominant character of adjacent areas**
- **Reorganize traffic circulation where needed / possible**
- **Strengthen linkages between areas / land uses**
- **Serve on-street parking needs**
- **Enhance the physical and functional environment for pedestrians and cyclists**

Corridor Enhancement Framework



MacDonald/Maloney Avenues: Existing Conditions



Typical 60-Foot Right-of-Way Section



MacDonald - Commercial



MacDonald/Maloney - Transitional



Maloney - Residential

MacDonald Avenue: 60' ROW Commercial Character Area



Plan View

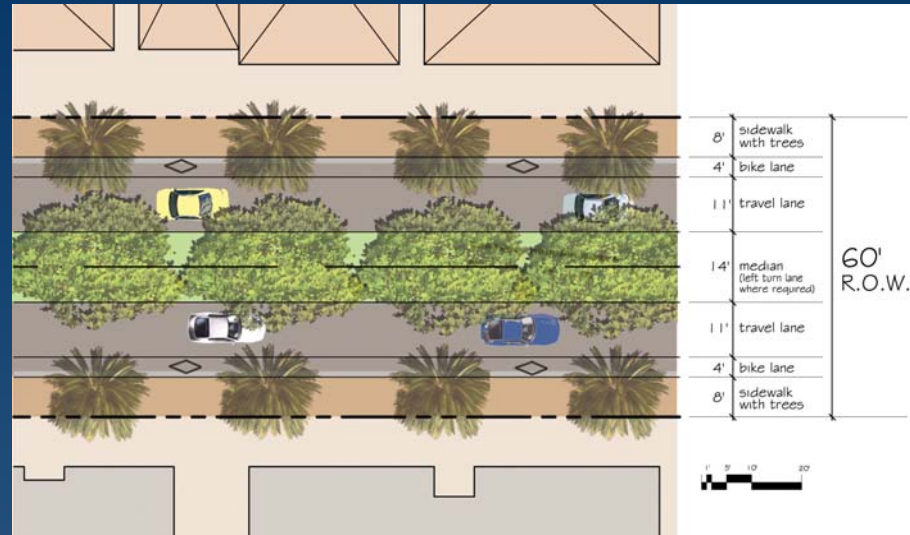
Maximum 2-story buildings or 35 feet



Recommended ten-foot front yard setbacks

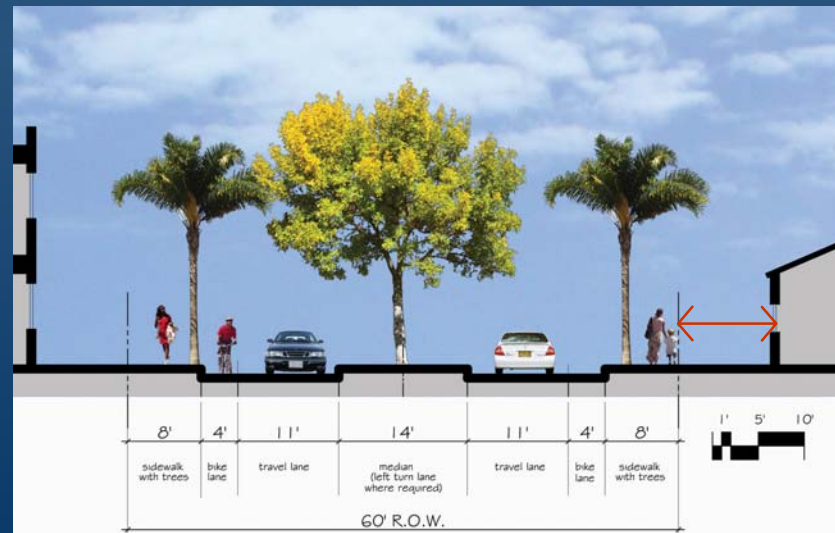
Right-of-Way Section

MacDonald Avenue: 60' ROW Transition Zone



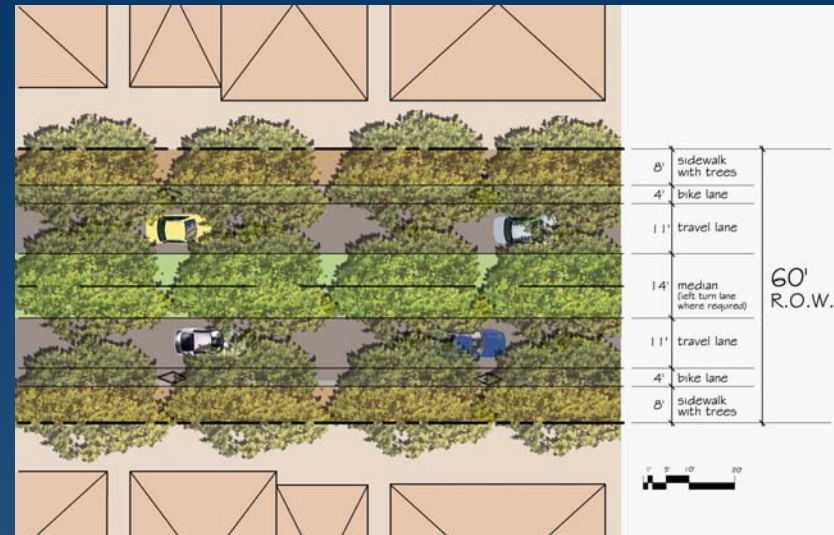
Plan View

Maximum 2-story buildings or 35 feet



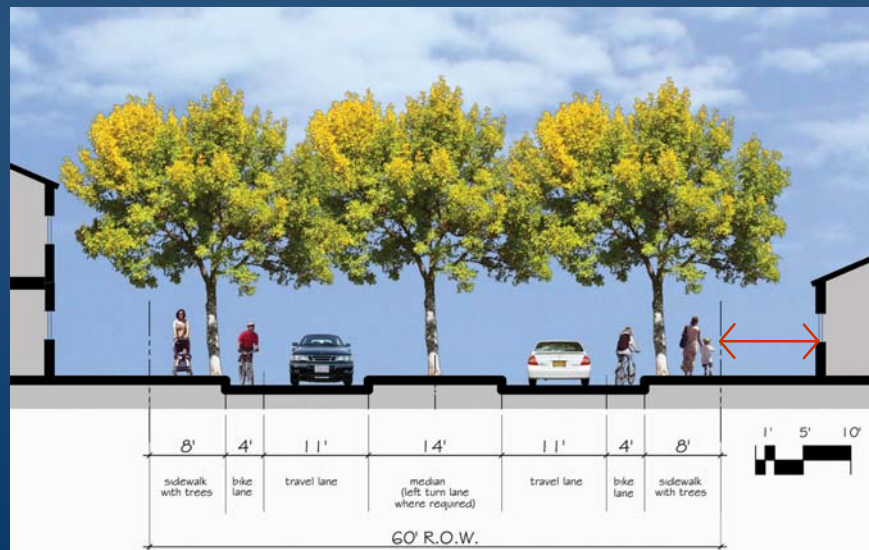
Right-of-Way Section

Maloney Avenue: 60' ROW Transition Zone



Plan View

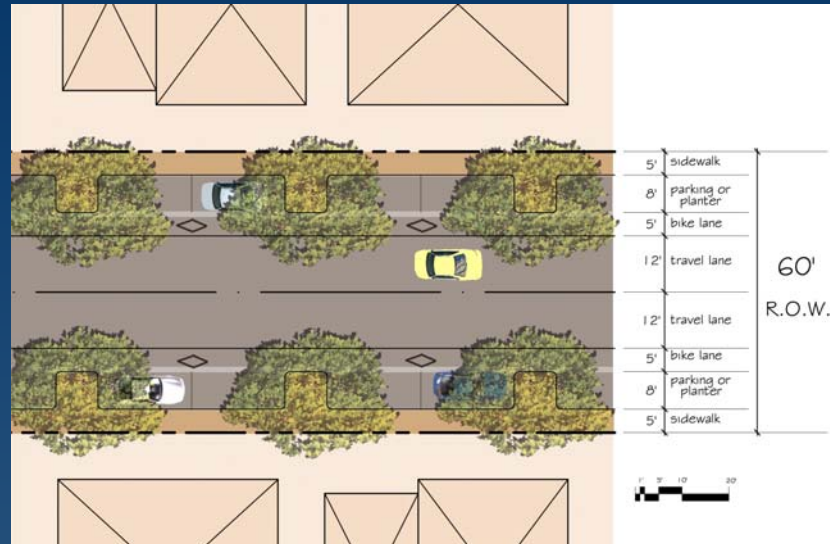
Maximum 2-story buildings or 35 feet



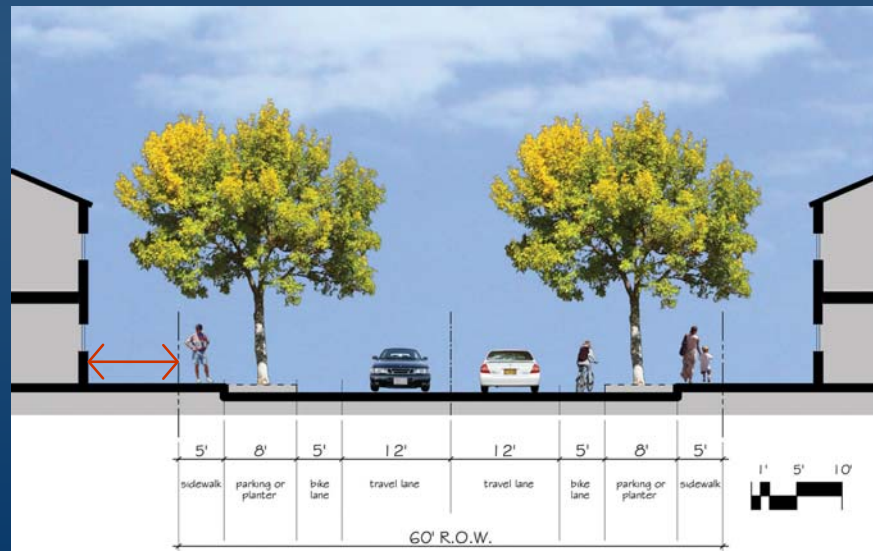
Right-of-Way Section

Recommended ten-foot front yard setbacks

Maloney Avenue: 60' ROW Residential Character Area



Plan View

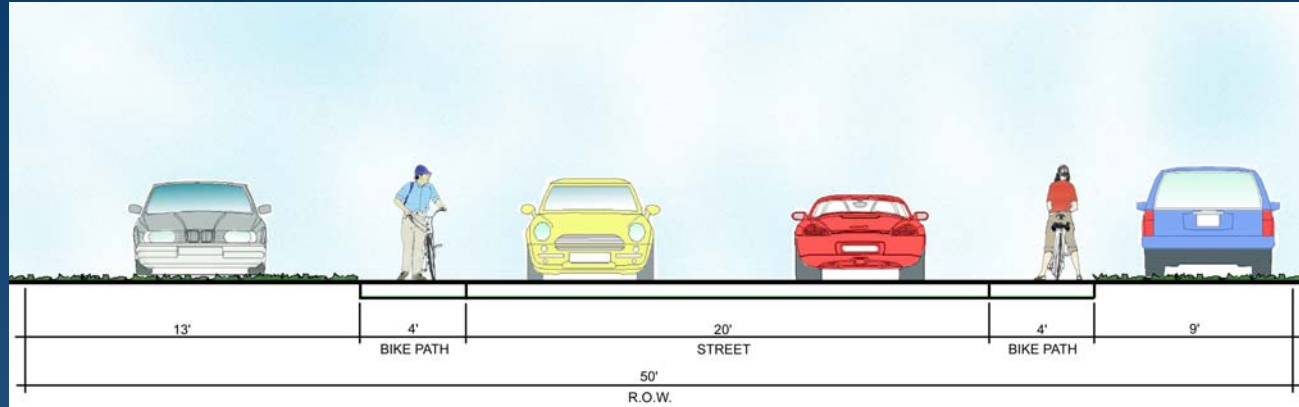


Recommended
ten-foot front
yard setbacks

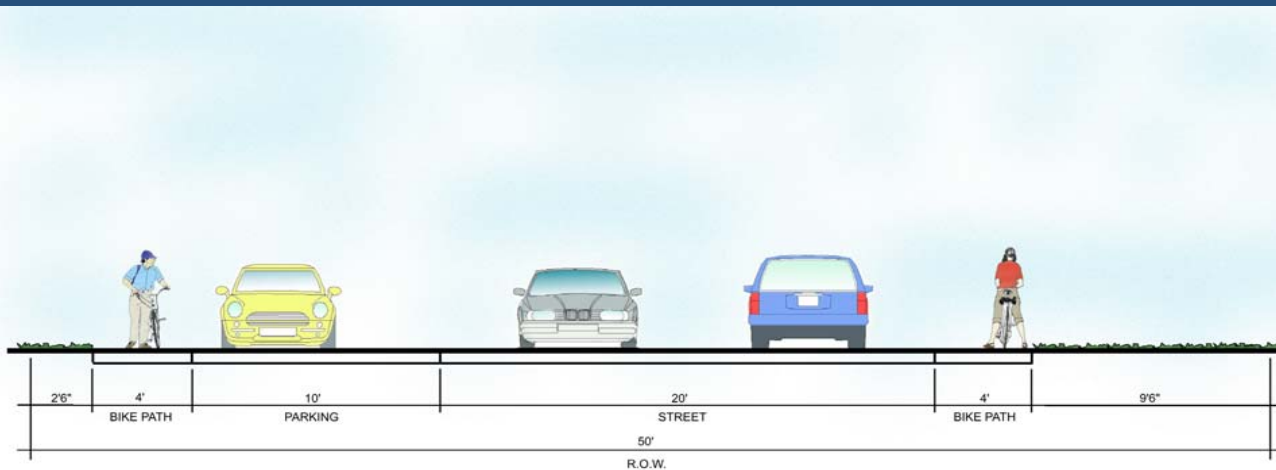
Maximum 2-story
buildings or 35 feet

Right-of-Way Section

Fourth / Fifth Avenues: Existing Conditions



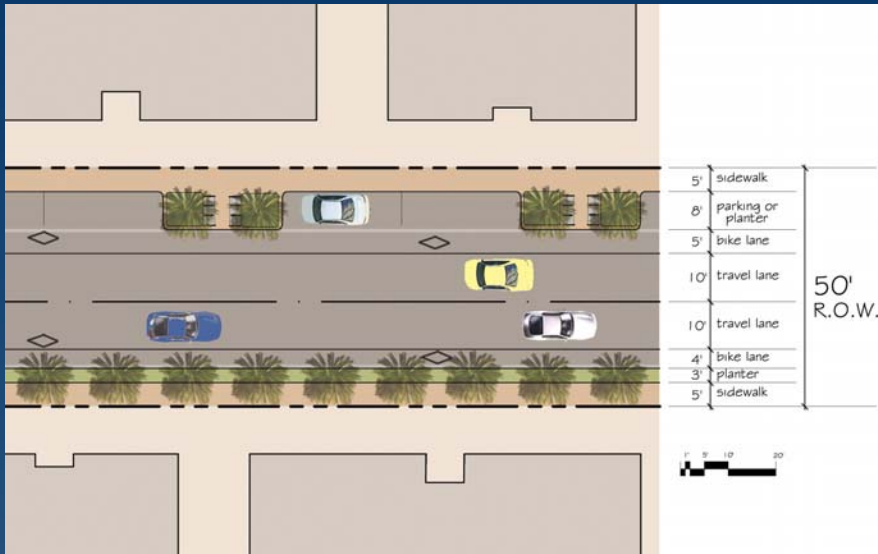
Right-of-Way Section (Typical)



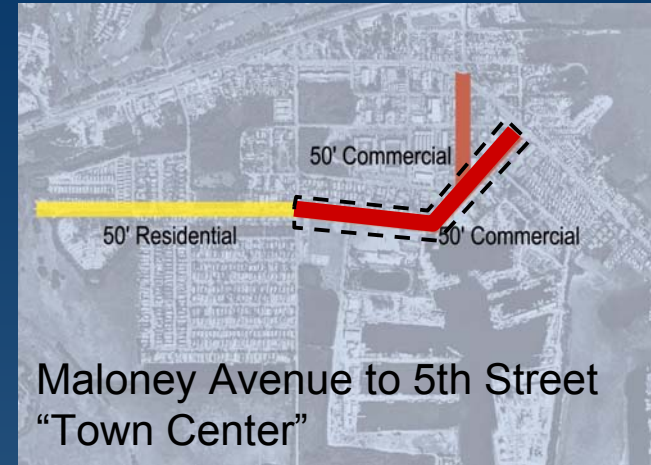
Right-of-Way Section from 5th Street to Shrimp Road



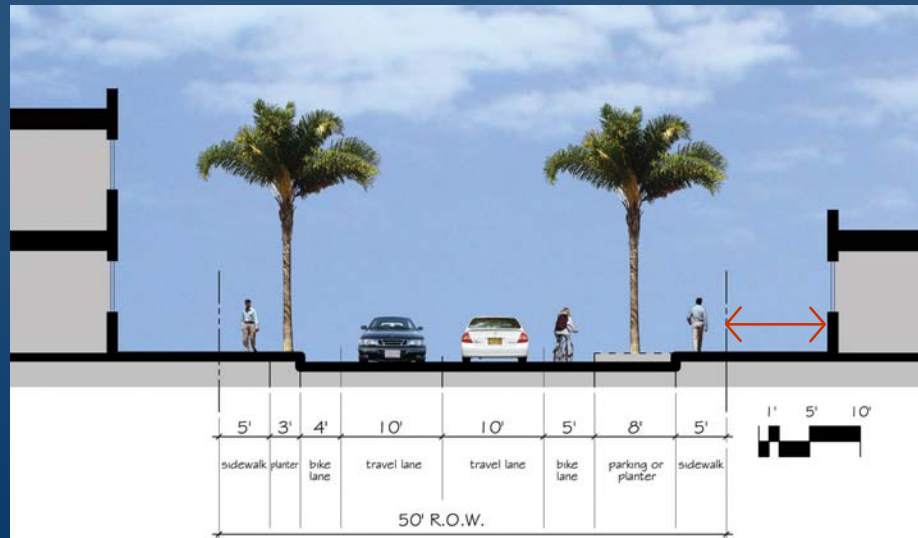
Fourth/Fifth Avenues: 50' ROW Commercial Character Area



Plan View



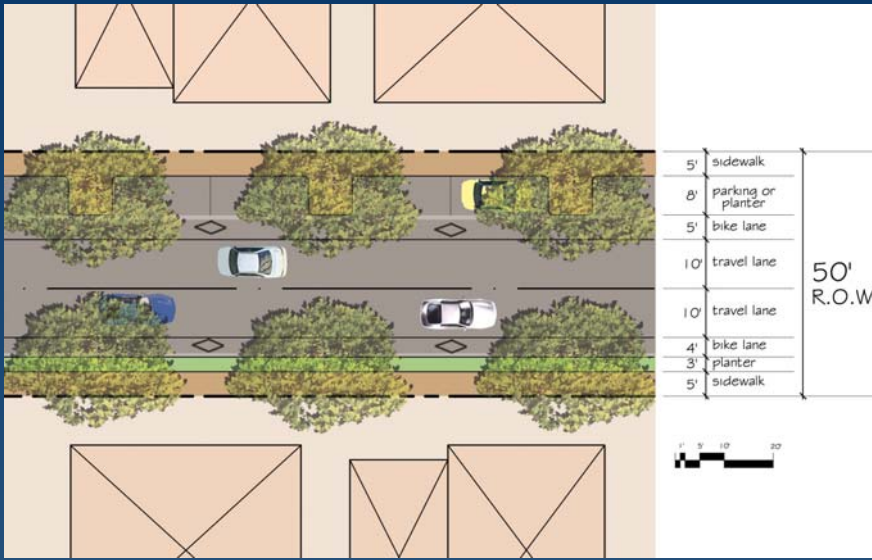
Maximum 2-story buildings



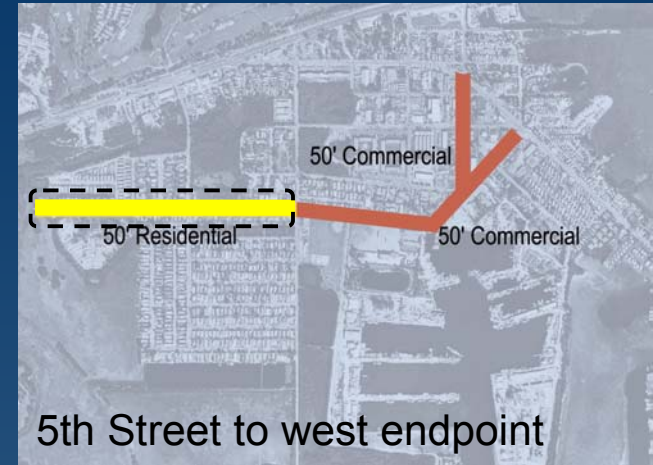
Right-of-Way Section

Recommended ten-foot front yard setbacks

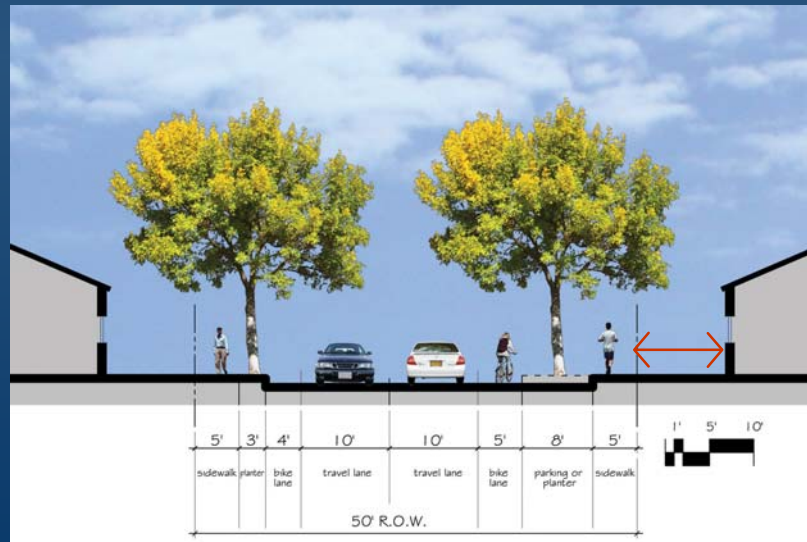
Fourth/Fifth Avenues: 50' ROW Residential Character Area



Plan View



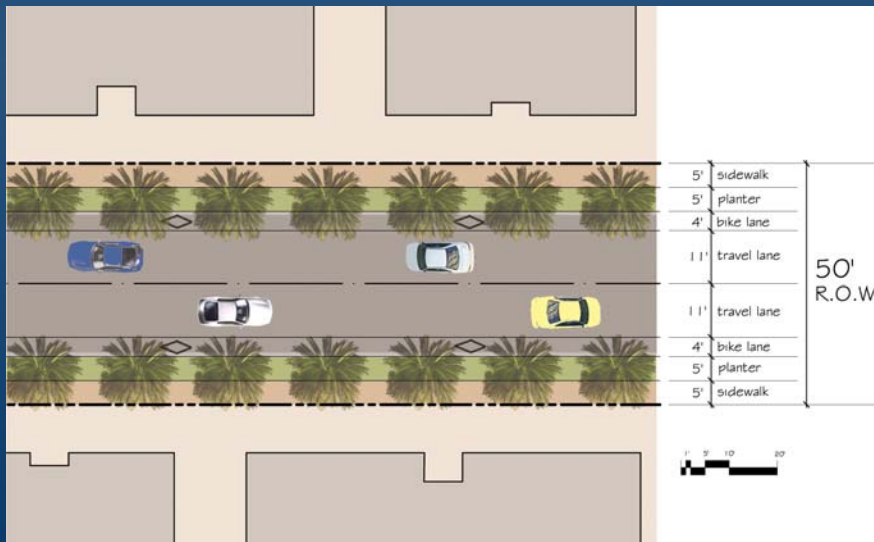
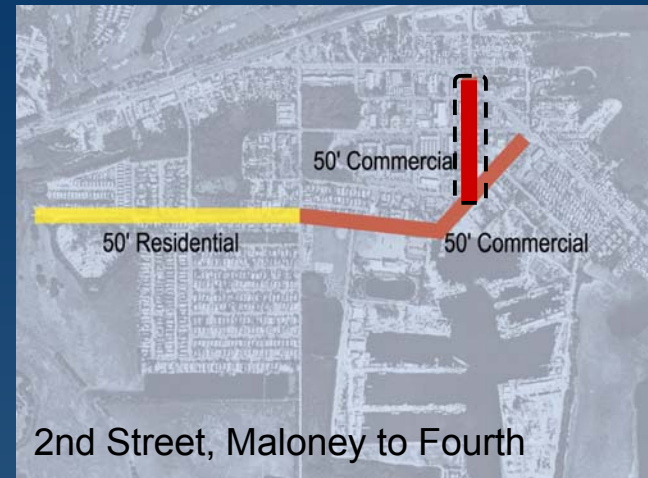
1 to 2 story buildings
up to 35 feet



Right-of-Way Section

Recommended
ten-foot front
yard setbacks

Connectors: 3rd and 2nd Streets



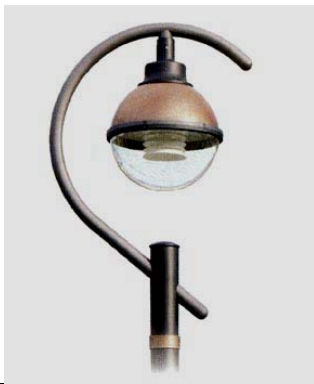
Plan View



Right-of-Way Section

Street Furnishings - Preliminary Concepts

Goal: Define a consistent design language that will define / enhance community image & identity



Proposed Parks / Green Spaces



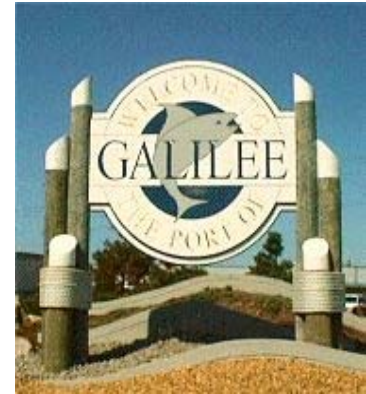
Consolidated Directional Signage - Preliminary Concepts



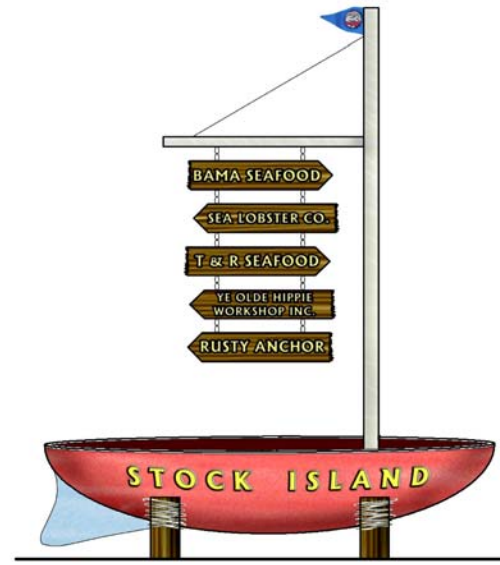
Anchor and Rustic Signs



Anchor and Sandblasted Wood Signs



Sandblasted Wood Sign



Docked Boat and Rustic Signs



Consolidated Directional Signage - Preliminary Concepts

